

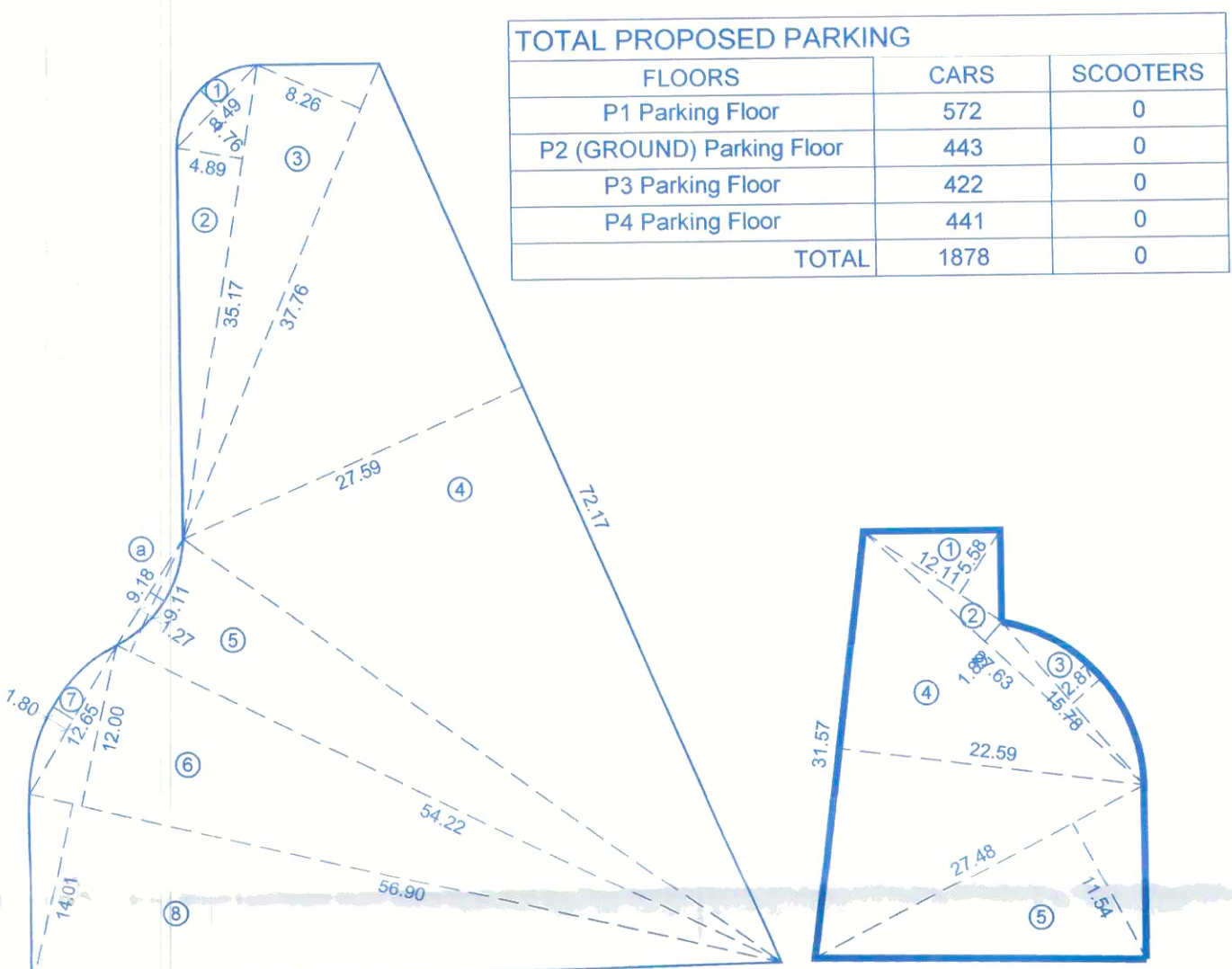
PARKING STATEMENT						
BUILDING	TYPE OF FLATS	NO. OF TENA./UNIT	PERM. PARKING		REQ. PARKING	
			CAR	SCOOTER	CAR	SCOOTER
Commercial	Retail carpet area = $325.98 / 100 = 3.25$ say = 03 Unit for every 100 sq.m. carpet area or fraction thereof.	3	2	6	6	18
	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	151	1	2	151	302
Residential	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	821	1	1	821	821
	Carpet area = $2639.09 \times 0.90 = 2375.18 / 200 = 11.87$ say = 12 Unit For every 200 sq.m. carpet area	12	1	5	12	60
Clubhouse						
	TOTAL	972			990	1201
	In addition 5% visitor parking				50	61
	TOTAL				1040	1262
	Composite Parking 1 Car = 6 Scooter's				211	1266
	Total Provided Parking				829	1266.00
PARKING AREA CALCULATION						
VEHICAL		NOS.	AREA REQUIRED		AREA REQUIRED	
CARS		1040	12.50		13000.00	
SCOOTERS		1262	2.00		2524.00	
TOTAL					15524.00	

TOTAL WATER AREA CALCULATION				
FOR RESIDENTIAL				
AMOUNT OF WATER REQUIRED PER PERSON	=		135	lts/day
WATER REQUIRED PER FLAT(5 PERSONS/FLAT)	=		675	lts/day
NO OF FLATS IN BLDG.	=		972	NOS.
REQUIRED CAPACITY OF OVERHEAD WATER TANK	=		656100	lts/day
FOR COMMERCIAL				
NO. OF PERSON	=		113	NOS.
WATER REQUIRED PER PERSONS	=		45	lts/day
REQUIRED WATER CAPACITY FOR OHWT	=		5085	lts/day
FOR RESIDENTIAL + COMMERCIAL				
TOTAL REQUIRED WATER CAPACITY FOR OHWT	=		661185	lts/day
WATER REQUIRED FOR FIRE FIGHTING	=		60000	lts/day
TOTAL WATER REQUIRED FOR OHWT	=		721185	lts/day
PROVIDE CAPACITY TO OVER HEAD WATER TANK	=		721860	lts/day
REQUIRED CAPACITY TO UNDER GROUND WATER TANK	=		991778	lts/day
WATER REQUIRED FOR FIRE FIGHTING FOR UGWT	=		1200000	lts/day
TOTAL WATER REQUIRED FOR UGWT	=		2191778	lts/day
PROVIDE CAPACITY TO UNDER GROUND WATER TANK	=		2192790	lts/day

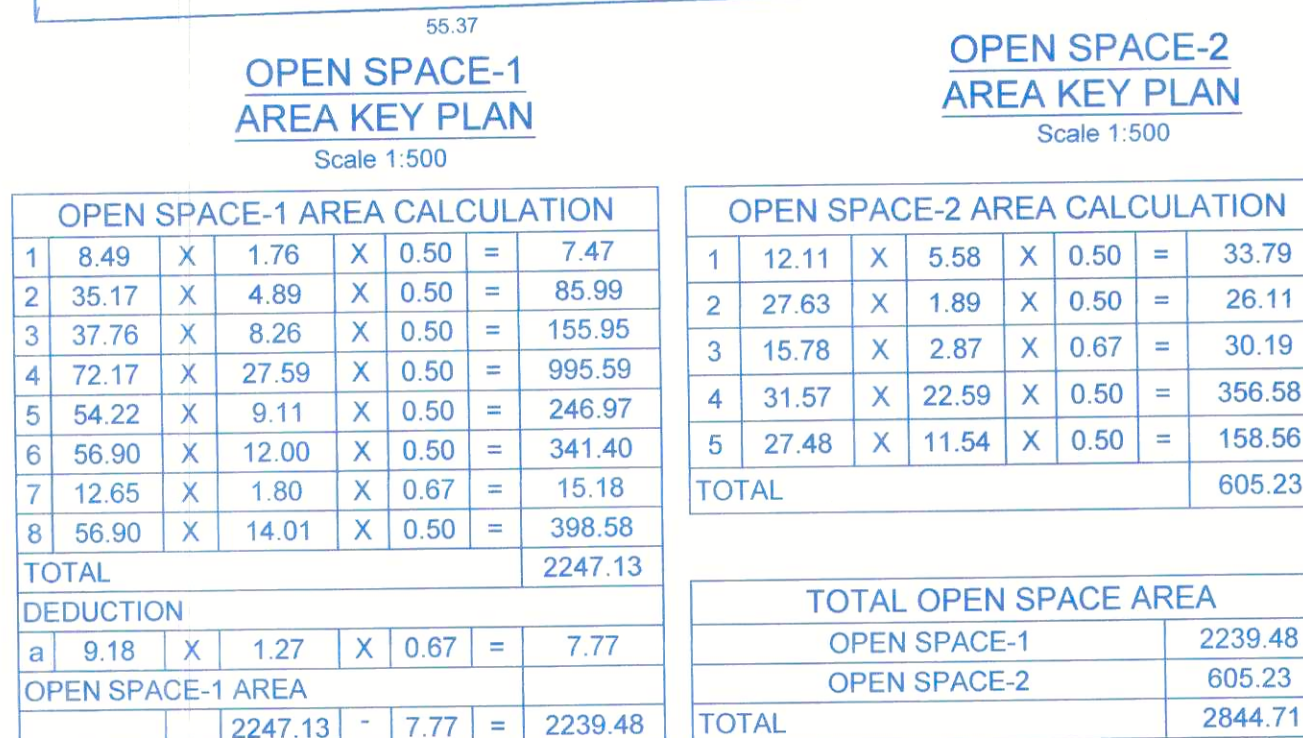
SANITARY REQUIREMENT FOR COMMERCIAL						
FOR GENTS (1,1,1 For every 25 persons)						
FOR GENTS	WC		URINAL		W.H.B.	
NO OF PERSONS	REQ.	PRO.	REQ.	PRO.	REQ.	PRO.
57	2	2	2	2	2	2

FOR LADIES (1 WC for 15 persons & 1 W.H.B. for 15 persons)

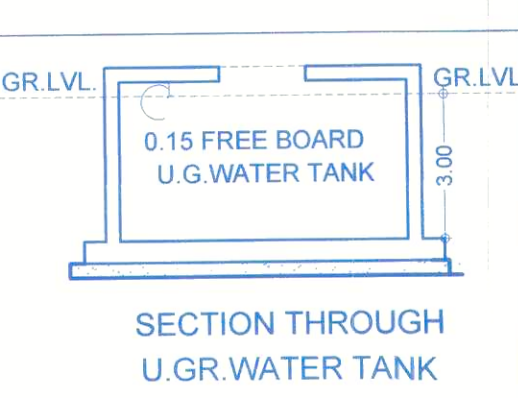
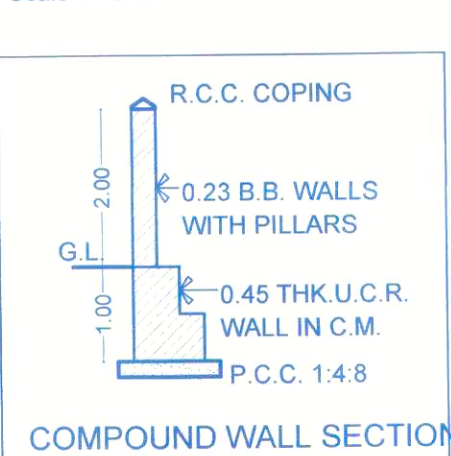
FOR LADIES	WC		W.H.B.	
NO OF PERSONS	REQ.	PRO.	REQ.	PRO.
57	4	4	4	4



TOTAL PROPOSED PARKING		
FLOORS	CARS	SCOOTERS
P1 Parking Floor	572	0
P2 (GROUND) Parking Floor	443	0
P3 Parking Floor	422	0
P4 Parking Floor	441	0
TOTAL	1878	0



PLOT AREA CALCULATION						
1	82.25	X	54.03	X	0.50	= 2221.98
2	132.64	X	49.35	X	0.50	= 3272.89
3	83.09	X	23.70	X	0.50	= 984.62
4	82.83	X	53.49	X	0.50	= 2215.29
5	95.59	X	12.40	X	0.50	= 592.66
6	95.59	X	30.28	X	0.50	= 1447.23
7	122.89	X	38.05	X	0.50	= 2337.98
8	145.85	X	22.43	X	0.50	= 1635.71
9	208.36	X	35.63	X	0.50	= 3711.93
10	227.83	X	90.24	X	0.50	= 10279.69
TOTAL						28699.98



Drawing Title Parking plans		Scale 1:100 910x600
Drawn by Sudhir	Checked by Sudhir	Date 14.01.2025
Job no. 0000	Drawing no. 200	Revision -
Status FOR P.M.R.D.A. SANCTION		

DATE & STAMP OF APPROVAL	01/42
SECTOR - R22	
LAYOUT PLAN	

Approved as amended in _____
Subject to conditions mentioned in Annexure "A" of letter
No. BHA /CR. No. 22 /Muz. अनुमति पत्र
S. No. /G. No. /CTS No. 922 अनुमति आर-22
Dated - 28 / 09 / 2024

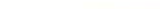


GOOGLE LOCATION PLAN
SCALE = N.T.S.

A	AREA STATEMENT	SQM.
	Area of Plot (As Per Plan)	27993.00
	Area of Plot (As Per Triangulation)	28699.98
1	Area of Plot (Minimum Considered)	27993.00
2	Required Open Space Area (10% Of Sr. No.1)	2799.30
3	Proposed Open Space Area	2844.71
4	Permissible Basic F.S.I (1.00 As Per PLU)	751147.00
5	Additional Premium F.S.I (1.00 As Per PLU)	751147.00
6	Proposed Basic F.S.I For Sector-R22	32882.58
7	Proposed Premium F.S.I For Sector-R22	64824.97
8	Total Proposed F.S.I For Sector-R22	97707.55
9	Residential FSI	94956.67
10	Commercial FSI	2750.68
11	Total Proposed F.S.I (Resi. + Comm.)	97707.55
12	Residential Ancillary Area FSI upto 60% With Payment of charges. (15/030.90 / 1.80 = 9459.12) x 0.60 = 56974.12	56974.12
13	Commercial Ancillary Area FSI upto 80% With Payment of charges. (4951.23 / 1.80 = 2750.68) x 0.80 = 2200.55	2200.54
14	Additional Ancillary (Resi. + Comm) 56974.12 + 2200.55 = 59174.67	59174.67
15	Existing FSI Area	-
16	Total FSI + Ancillary FSI (Sr. No. 11 + 14)	166882.22

B CERTIFICATE OF AREA	
Certified that the Plot under reference was surveyed by me on _____ and the dimensions of sides etc. of the plot stated on Plan are as measured on site and the area so worked out tallies with the area stated in document of ownership / T.P. Scheme Records / Land Record Dept. / City Survey records.	
Sign of the Architect _____	

C OWNER'S DECLARATION I/We undersigned hereby confirm that I/We would abide by plans sanctioned by P.M.R.D.A. I/We would execute the structure as per sanctioned plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site. Sign of the Owner _____	
---	--

D LEGEND	
Plot Boundary : Black	Water line : Black Dotted
Proposed Work : Red	 Existing to be retained: Hatched 
Drainage Line: Red Dotted	 Demolitions: Yellow hatched 

E	PROJECT TEAM	
01	Concept Designers	ANA Architecture
02	Environment Consultant	-
03	Structural Consultant	-
04	Plumbing Consultant	-
05	Electrical Consultant	-
06	Fire Consultant	-
07	HVAC Consultant	-

4. JOB TITLE / SITE ADDRESS

PROPOSED BUILDING FOR SECTOR R-22, FOR INTEGRATED TOWNSHIP

1. M/S. ASHDHAN DEVELOPERS PVT. LTD.

2. MANJARI HOUSING PROJECTS LLP

ON GAT NO.124 TO 132,137(P) TO 144,145,146(P),147 TO 153,
155 TO 159(P), 160, 161(P) 162 TO 164,165,166, 167, 168,169(P), 170 & 194(P).

206,208(1,29) VILLAGE-MANJARI KHURD, TAL. HAVELI, PUNE.

ON GAT NO.1255 HISSA NO.14,17,18,28,29,31,33,34,36,46,47,48,65,66,
67,69,70,71,72,73, 1265,1267(P), 1269, 1273,1276 HISSA NO.2,3,5,6,
6,15,16,20,21,26,27,29,30,142,34,37 VILLAGE-WAGHOLI, TAL. HAVELI,
PUNE.

G. OWNER NAME AND SIGNATURE	
Owner(s) Name JOINT VENTURE BY: 1. M/S. ASHDHAN DEVELOPERS PVT. LTD. 2. MANJARI HOUSING PROJECTS LLP 3. MERCULUS CONSTRUWELL PVT.LTD. & OTHERS THROUGH MEENA KARNE	Owner(s) sign 

 ARCHITECT			
Architect Name		Architect	
Avinash Nawathe : CA/89/1974			
		Scale	
ANA CONSORTIUM Pvt. Ltd.		1:100 910x600	
Drawing By		Checked By	
Sudhir		Sudhir	
Job No.		Drawing No.	
0000		200	
Date		Revision	
14.01.2025		-	
Site FOR P.M.R.D.A SANCION			

LAYOUT PLAN

Scale 1:500

Tower-3
P1+P2(Ground Fl.)+ P3+P4+
E-Deck Fl.+34 Fl.
With Park =123.00 M. HT.
Without Park =123.00 M. HT.

Tower-2
P1+P2(Ground Fl.)+ P3+P4+
E-Deck Fl.+34 Fl.
With Park =123.00 M. HT.
Without Park =123.00 M. HT.

Tower-1
P1+P2(Ground Fl.)+ P3+P4+
E-Deck Fl.+34 Fl.
With Park =123.00 M. HT.
Without Park =123.00 M. HT.

Tower-2
P1+P2(Ground Fl.)+ P3+P4+
E-Deck Fl.+34 Fl.
With Park.=123.00 M. HT.
Without Park.=123.00 M. HT.

Tower-1
P1+P2(Ground Fl.)+ P3+P4+
E-Deck Fl.+34 Fl.
With Park.=123.00 M. HT.
Without Park.=123.00 M. HT.